

ORDINANCE NO. 2015-23

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2015-04, FROM AGRICULTURAL (A/30) AND PLANNED DEVELOPMENT 2014-32 (PD-2014-32) TO PLANNED DEVELOPMENT SINGLE FAMILY DETACHED DISTRICT (PD-SF) TO ACCOMMODATE A SINGLE FAMILY RESIDENTIAL SUBDIVISION; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Wylie, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to owners of the affected property, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS:

SECTION 1: That the Comprehensive Zoning Ordinance of the City of Wylie, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Wylie, to give the hereinafter described property a new zoning classification of Planned Development Single Family (PD2015-23-SF), said property being described in Exhibit "A" (Legal Description), Exhibit "B" (PD Conditions), Exhibit "C" (Concept/Tree Preservation Plan), and Exhibit "P" (Park/Open Space Plan) attached hereto and made a part hereof for all purposes.

SECTION 2: That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3: That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 4: Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, commits an unlawful act and shall be subject to the general penalty provisions of Section 1.5 of the Zoning Ordinance, as the same now exists or is hereafter amended.

SECTION 5: Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

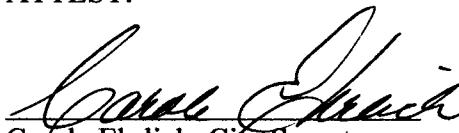
SECTION 6: This ordinance shall be in full force and effect from and after its adoption by the City Council and publication of its caption as the law and the City Charter provide in such cases.

SECTION 7: The repeal of any ordinance, or parts thereof, by the enactment of this Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue, nor as effecting any rights of the municipality under any section or provisions of any ordinances at the time of passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 23rd day of June, 2015.


Eric Hogue, Mayor

ATTEST:


Carole Ehrlich, City Secretary

DATE OF PUBLICATION: July 1st, 2015, in the Wylie News



Ordinance No. 2015-23

Amending the Comprehensive Zoning Ordinance of the City of Wylie, as heretofore amended, so as to change the zoning on the hereinafter described property, Zoning Case Number 2015-04, from Agricultural (A/30) and Planned Development 2014-32 (PD-2014-32)

EXHIBIT "A"

BLOOMFIELD HOMES LP

Legal: 11.055 Acres

BEING an 11.055 acre tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas, recorded in Volume 6066, Page 556 of the Deed Records Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron pipe found for corner for the Northwest corner of said 11.055 acre tract, being the Southwest corner of Avalon Addition Phase 2 recorded in Instrument 20060407010001370 of the Plat Records Collin County, Texas, and being in the West line of the Housewright tract recorded in Volume 1078, Page 97 of the Deed Record Collin County, Texas;

THENCE South 88 degrees 50 minutes 56 seconds East leaving the West line of said Housewright tract and leaving said Avalon Addition, along the line of a 40 acre tract of land as recorded in Volume 2787, Page 248 of the Deed Records Collin County, Texas, a Distance of 734.09 feet to a 5/8 inch rod set with a cap stamped ADAMS SURVEYING #5610 for corner, being the Northeast corner of said 11.055 acre tract and in the South line of said 40 acre tract;

THENCE South 0 degrees 32 minutes 8 seconds East leaving the South line of said 40 acre tract along the West lines of an 11.006 acre tract of land recorded in the Instrument 20090210000137050 of the Deed Records Collin County, Texas, and a 5.70 acre tract of land recorded in County Clerk File No. 95-/0091053 of the Deed Records Collin County, Texas, a distance of 653.40 feet to a 1/2 inch iron pipe found for corner being the Southeast corner of said 11.055 acre tract;

THENCE North 88 degrees 33 minutes 34 seconds West along the North line of a 21.05 acre tract of land a recorded in Instrument 20070621000849710 of the Deed Records Collin County, Texas, a distance of 743.57 feet to a 1/2 inch iron rod found for corner in the East line of a 0.724 acre tract recorded in Volume 5255, Page 410 of the Deed Records Collin County, Texas;

THENCE North 0 Degrees 54 minutes 14 seconds West along the line of said 0.724 acres tract passing a 3/8 inch iron found for the Northeast corner of said 0.724 acre tract and along the East line of said Housewright tract a distance of 649.42 feet to the POINT OF BEGINNING and containing 11.05 acres of land, more or less.

WILLIAM R. TALBERT

Legal: 21.05 Acres

BEING a 21.05 acre tract of land situated in the Francisco De land Lina Survey, Abstract No. 688, Collin County, Texas, recorded in Instrument number 20070621000849710 Deed Records Collin County, Texas, to William R. Talbert and being more particularly described as follows

BEGINNING at a 1/2 inch iron found for corner for the Northwest corner of said Talbert tract, being the Southwest corner of a 11.05 acre tract of land recorded in Volume 6066, Page 556 Deed Records Collin

EXHIBIT "A"

County, Texas, to William R. Talbert, and being in the East line of a 0.724 acre tract of land recorded in Volume 5255, Page 410 Deed Records Collin County, Texas, to Robert C. and Elaine C. Schraplau.

THENCE South 88 degrees 33 minutes 34 seconds East leaving the East line of said Schraplau tract, along the common North line of said 21.05 acre Talbert tract and South line of said 11.05 acre Talbert tract a distance of 743.57 feet to a ½ inch iron pipe found for corner being the Northeast corner of said 21.05 acre tract and the Southeast corner of said 11.05 acre tract, also being in the West line of a 5.70 acre tract of land recoded in instrument number 95-/0091053 Deed Records Collin County, Texas to Kikuchi Living Trust;

THENCE South 0 degrees 32 minutes 8 seconds East along the West line of said Kikuchi tract, the west line of a 5.23 acre tract recorded in Volume 5424, Page 4662 Deed Records Collin County, Texas, to Hall Odie Living Trust, the West line of a 8.96 acre tract recorded in instrument number 20130830001232590 Deed Records Collin County, Texas, to Baby and Annamma Abraham, the West line of 3.434 acre tract recorded in Volume 4875, Page 1078 Deed Records Collin County, Texas, to Leroy Pritchard, a distance of 1213.37 feet to a ½ inch iron rod found for corner in the North right-of-way line of East Stone Road, being the Southeast corner of said 21.05 acre Talbert tract and the Southwest corner of said 3.434 acre Pritchard tract;

THENCE North 89 degrees 17 minutes 23 seconds West along the North right-of-way line of said East Stone Road a dostance of 762.45 feet to a 5/8 inch iron rod set with cap for corner stamped "ADAMS SURVEYING #5610", being the Southwest corner of said 21.05 acre Talbert tract and the Southeast corner of a 11.06 acre tract recorded in Volume 1078, Page 97 Deed Records Collin County, Texas, to WW Housewright;

THENCE North 0 degrees 21 minutes 42 seconds East along the common line of said 11.05 acre Housewright tract and said 21.05 Talbert tract a distance of 1222.58 feet the POINT OF BEGINNING and containing 21.05 acres of land, more or less.

DOUGLAS PROPERTIES INC.

Legal: 19.693

Being a 19.693 acre tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas, and being a part of that certain tract of land conveyed to Harold Spence as recorded in Volume 2548, Page 808, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod set for corner at the intersection of the south line of Eastridge Addition as recorded in Cabinet F, Slide 715, Map Records, Collin County, Texas, and the east line of W.A. Allen Boulevard;

Thence South 87 degrees 43 minutes 12 seconds East, along the south line of said Eastridge Addition, a distance of 553.90 feet to a 1/2 inch iron rod set for corner, said rod being the southeast corner of said

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Eastridge Addition and the southwest corner of a 34.95 acre tract of land conveyed to Kreymer Investments, Ltd. as recorded in Collin County Clerk's File No. 94-0090783;

Thence South 88 degrees 11 minutes 52 seconds East, along the south line of said 34.95 acre tract, a distance of 189.96 feet to a fence post for corner;

Thence generally along an old barbed wire fence line the following:

North 24 degrees 05 minutes 00 seconds East, a distance of 153.81 feet to a fence post for corner;

North 43 degrees 47 minutes 00 seconds East, a distance of 125.12 feet to a fence post for corner;

South 84 degrees 35 minutes 27 seconds East, a distance of 78.42. feet to a fence post for corner;

North 29 degrees 05 minutes 32 seconds East, a distance of 106 .83 feet to a 5/8 inch iron rod found for corner in the west line of a called 11.05 acre tract of land conveyed to W.W. Housewright as recorded in Volume 1078, Page 97, Deed Records, Collin County, Texas;

Thence South 00 degrees 43 minutes 25 seconds West, along the west line of said 11.05 acre tract, a distance of 420.77 feet to a 3/8 inch iron rod found for corner;

Thence South 01 degree 29 minutes 18 seconds West, along the west line of said 11.05 acre tract, a distance of 196.34 feet to a 3/8 inch iron rod found for corner;

Thence South 43 degrees 42 minutes 55 seconds East, a distance of 36.28 feet to a point in water for corner;

Thence North 88 degrees 11 minutes 32 seconds West, a distance of 224.42 feet to a 3/8 inch iron rod found for corner;

Thence South 01 degree 20 minutes 44 seconds West, a distance of 427.03 feet to a 3/8 inch iron rod found for corner;

Thence South 01 degree 20 minutes 43 seconds West, a distance of 519.70 feet to a 1/2 inch iron rod set for corner, said rod being in the northeast line of a 175 foot wide floodway and utility easement;

Thence along said easement the following:

North 51 degrees 19 minutes 40 seconds West, a distance of 663.72 feet to a 3/8 inch iron rod found for corner, said rod being the beginning of a curve to the right, having a radius of 262.50 feet, a central angle of 32 degrees 38 minutes 11 seconds, and a chord that bears North 34 degrees 55 minutes 41 seconds West, a distance of 147.51 feet;

Along said curve an arc length of 149.52 feet to a 3/8 inch iron rod found for corner;

North 18 degrees 41 minutes 28 seconds West, a distance of 354.14 feet to a 1/2 inch iron rod set for corner, said rod being the beginning of a curve to the left, having a radius of 487.50 feet, a central angle

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of 33 degrees 35 minutes 37 seconds, and a chord that bears North 35 degrees 29 minutes 16 seconds West, a distance of 281.75 feet;

Along said curve an arc length of 285.83 feet to a 1/2 inch iron rod set for corner in the east line of aforesaid W.A. Allen Boulevard, said rod being the beginning of a curve to the left, having a radius of 278.95 feet, a central angle of 44 degrees 51 minutes 02 seconds, and a chord that bears North 24 degrees 41 minutes 36 seconds East, a distance of 212.83 feet;

Thence along said curve an arc distance of 218.36 feet to the Point of Beginning, containing 19.693 acres of land, more or less.

SAVE AND EXCEPT:

BEING a tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, being a part of a 147.026 acre tract of land conveyed to G.C. Kreymer, Archie Kreymer, Clifton Kreymer and Billy Kreymer, from Orville Kreymer by partition deed recorded in Volume 949, Page 634, Deed Records, Collin County, Texas, and being part of a tract of land conveyed to Kreymer Investments, L.P. by deed recorded under County Clerk's File Number 93-0090783, Land Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Northwest corner of a tract of land conveyed to Melvin St. John and described in instrument recorded in Volume 945, Page 496, Land Records, Collin County, Texas, and the North corner of a 19.701 acre tract of land conveyed to Harold Spence by deed recorded in Volume 2548, Page 808, Deed Records, Collin County, Texas;

THENCE South 22 degrees 09 minutes 53 seconds West, a distance of 359.47 feet to a 1/2 inch iron rod set for corner;

THENCE South 88 degrees 18 minutes 20 seconds West, a distance of 123.08 feet to a 1/2 inch iron rod set for corner;

THENCE North 20 degrees 43 minutes 27 seconds East, a distance of 154.79 feet to a fence post found for corner;

THENCE North 39 degrees 34 minutes 39 seconds East, a distance of 125.25 feet to a fence post found for corner;

THENCE South 88 degrees 33 minutes 09 seconds East, a distance of 78.25 feet to a fence post found for corner;

THENCE North 25 degrees 14 minutes 58 seconds East, a distance of 107.48 feet to the POINT OF BEGINNING and CONTAINING 28,079 square feet or 0.645 acres of land, more or less.

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DOUGLAS PROPERTIES INC.

Legal: 0.740 Acres

BEING a tract or parcel of land situated in the Francisco De La Pine Survey, Abstract No. 688, City of Wylie, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch capped iron rod set, stamped "ADAMS SURVEY, RPLS 5610" said point being North 00°20'12" East, a distance of 45.00 feet from the Southeast corner of a tract of land conveyed to William W. Housewright as described in Volume 1078, Page 97, Deed Records, Collin County, Texas, and the Southwest corner of a tract of land conveyed to William R. Talbert, referred to as "Tract I", as recorded in Volume 6066, Page .556, Doc, No. 2005-0175670, Official Public Records, Collin County, Texas;

THENCE North 00°20'12" East a distance of 1103.46 feet along the East line of said William W. Housewright tract and the West line of said William R. Talbert Tract I to the POINT OF BEGINNING, said point being a 3/8 inch IRF for corner at the Southeast corner of a tract of land conveyed to Robert C. Schraplau and Elaine C. Schraplau, as recorded in Volume 5255, Page 410, Deed Records, Collin County, Texas;

THENCE along the East line of said William W. Housewright tract and along the South, West and North lines of said Robert C. and Elaine C. Schraplau tract the following courses and distances to wit:

North 83°36'51" West a distance of 178.66 feet to an "X" cut in concrete for corner, said point being the Southwest corner of said Robert C. and Elaine C. Schraplau tract;

North 03°39'59" East a distance of 188.93 feet to a 5/8 inch IRC for corner, said point being the Northwest corner of said Robert C. and Elaine C. Schraplau tract;

South 81°44'48" East a distance of 168.30 feet to a 3/8 inch IRF for corner, said point being the Northeast corner of said Robert C. and Elaine C. Schraplau tract and being in the West line of a tract of land conveyed to William R. Talbert, referred to as "Tract II", as recorded in Volume 6066, Page 556, Doc. No. 2005-0175670, Official Public Records, Collin County, Texas;

THENCE South 00°20'12" West along the East line of said Robert C. and Elaine C. Schraplau tract and the West line of said William R. Talbert Tracts I and II a distance of 184.26 feet to the POINT OF BEGINNING and containing 0.740 acre, more or less.

DOUGLAS PROPERTIES INC.

Legal: 17.973

BEING a tract or parcel of land situated in the Francisco De La Pine Survey, Abstract No. 688, City of Wylie, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Southeast corner of Lot 8, Block B of Stone Grove, Phase I, said point being North 00°19'56" East, a distance of 45.00 feet from the Southwest corner of an

EXHIBIT "A"

8.00 acre tract of land conveyed to William W. Housewright as described in Volume 2808, Page 505, Deed Records, Collin County, Texas, and being in the North right-of-way line of E. Stone Road (a 90' R.O.W. at this point);

THENCE North 00°19'56" East a distance of 1630.46 feet along the West line of said 8.00 acre William W. Housewright tract and the East line of said Stone Grove, Phase I, and passing a 3/8 inch iron rod found at 683.73 feet which is the Northeast corner of said Stone Grove, Phase I and the Southeast corner of a tract of land conveyed to Don Light and Spouse, Marilyn Light as described in Volume 4033, Page 1743, Doc. No. 97-0094043, Official Public Records, Collin County, Texas, to a 5/8 inch capped iron rod set stamped "ADAMS SURVEY, RPLS 5610" (IRSC) for corner;

THENCE South 89°12'19" East along the North line of said 8.00 acre William W. Housewright tract and the South line of said Don and Marilyn Light tract, a distance of 224.42 feet to a point in a pond for corner, said point being in the West line of an 11.05 acre tract of land conveyed to William W. Housewright as recorded in Volume 1078, Page 97, Deed Records, Collin County, Texas;

THENCE North 44°43'42" West along the West line of said 11.05 acre William W. Housewright tract and the East line of said Don and Marilyn Light tract, a distance of 36.28 feet to a 5/8 inch IRSC for corner;

THENCE North 00°03'23" West along the West line of said 11.05 acre William W. Housewright tract and the East line of said Don and Marilyn Light tract, a distance of 617.94 feet to a 1/2 inch rod found for corner in the Southeast line of Oak Meadow, Phase Two as recorded in Cabinet M, Slide 217, Plat Records, Collin County, Texas, said point being the Northwest corner of said 11.05 acre William W. Housewright tract and the Northeast corner of said Don and Marilyn Light tract;

THENCE North 30°42' 19" East a distance of 387.69 feet along the East line of Oak Meadow, Phase Two and the East line of Oak Meadow as recorded in Cabinet L, Slide 614, Plat Records, Collin County, Texas, passing the common corner for Lot 11, Block G, Oak Meadow and Lot 12, Block G, Oak Meadow, Phase Two at 63.62 feet to a 5/8 inch IRSC for corner, said point being the Northeast corner of said 11.05 acre William W. Housewright tract and the Northwest corner of Avalon Addition, Phase II as recorded in Document No. 20060407010001370, Official Public Records, Collin County, Texas;

THENCE along the East line of said 11.05 acre William W. Housewright tract and the West line of said Avalon Addition, Phase II the following courses and distances to wit:

South 03°43 '41" East a distance of 133.50 feet to a 5/8 inch IRSC for corner;

South 00°53' 16" East a distance of 101.77 feet to a 5/8 inch IRSC for corner;

South 01 °16'29" West a distance of 87.06 feet to a 5/8 inch IRSC for corner;

North 88°55 '03" West a distance of 6.51 feet to a 5/8 inch IRSC for corner;

South 00°19'19" East a distance of 432.43 feet to a 5/8 inch IRSC for corner said point being the Southwest corner of said Avalon Addition, Phase II and the Northwest corner of a tract of land

EXHIBIT "A"

conveyed to William R. Talbert referred to as "Tract 1", as recorded in Volume 6066, Page 556, Document No. 2005-0175670, Official Public Records, Collin County, Texas;

THENCE South 00°20' 12" West along the East line of said 11.05 acre William W. Housewright tract and the West line of said William R. Talbert Tract 1, a distance of 567.11 feet to a 3/8 inch IRF for corner, said point being the Northeast corner of a tract of land conveyed to Robert C. and Elaine C. Schraplau as recorded in Volume 5255, Page 410, Deed Records, Collin County, Texas;

THENCE North 81°44'48" West along the North line of said Robert C. and Elaine C. Schraplau tract, a distance of 168.30 feet to a 5/8 inch TRSC for corner, said point being the Northwest corner of said Robert C. and Elaine C. Schraplau tract;

THENCE South 3°39'59" West along the West line of said Robert C. and Elaine C. Schraplau tract, a distance of 188.93 feet to an "X" cut in concrete for corner, said point being the Southwest corner of said Robert C. and Elaine C. Schraplau tract;

THENCE South 83°36'51" East along the South line of said Robert C. and Elaine C. Schraplau tract, a distance of 178.66 feet to a 3/8 inch IRF for corner, said point being the Southeast corner of said Robert C. and Elaine C. Schraplau tract, the East line of said 11.05 acre William W. Housewright tract and the West line of a tract of land conveyed to William R. Talbert referred to as "Tract 2", as recorded in Volume 6066, Page 556, Doc. No. 2005-0175670, Official Public Records, Collin County, Texas;

THENCE South 00°20' 12" West along the East line of said 11.05 acre William W. Housewright tract and the West line of said William R. Talbert Tract 2, a distance of 1103.46 feet to a 5/8 inch IRSC for corner, said point being North 00°20' 12" East, a distance of 45.00 feet from the Southeast corner of said 11.05 acre William W. Housewright tract and the Southwest corner of said William R. Talbert Tract 2 and being in the North right-of-way line of said Stone Road;

THENCE North 89°19' 10" West along the North line of E. Stone Road and the South line of said 11.05 acre and 8.00 acre William Housewright tracts, a distance of 399.05 feet to the POINT OF BEGINNING and containing 17.973 acres of land, more or less.

EXHIBIT "B"
CONDITIONS FOR PLANNED DEVELOPMENT
ZONING CASE No. 2015-04

I. GENERAL CONDITIONS:

1. This planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Single Family 10/24 set forth in Article 3, Section 3.2 of the Comprehensive Zoning Ordinance (adopted as of May 2011) are hereby replaced with the following:

Figure 3-4 - Planned Development – Single Family (PD – SF)	
Lot Size (<i>Minimum</i>)	
Lot Area (sq. ft.)	8,500
Lot Width (feet)	70
Lot width of corner Lots (feet)	75
Lot Depth (feet)	100
Lot Depth of Double Front Lots (feet)	110
Dwelling Regulations (Minimum Square Footage)	
15% of the lots	1,800
35% of the lots	2,000
50% of the lots	2,200
Design Standards Level of Achievement	See Section III Design Conditions
Yard Requirements – Main Structures	
Front Yard (feet)	20
Side Yard (feet)	5
Side Yard of Corner Lots (feet)	10
Side Yard of Corner Lots (feet) on key lots	20
Rear Yard (feet)	15
Rear Yard Double Front Lots (feet)	20
Lot Coverage	50%
Height of Structures	
Main Structure (feet)	40
Accessory Structure (feet)	14

II. SPECIAL CONDITIONS:

1. Maximum number of residential lots not to exceed 245 lots.
2. Key lots are defined as a corner lot which is backing up to an abutting side yard.
3. Three-tab roofing shall not be permitted.
4. No alleys shall be required within the Planned Development.
5. Lots which back onto park land shall provide a decorative iron fence of uniform design to be installed by the homebuilder, as approved by the Planning Department.
6. The Development Plan attached as Exhibit "C" shall serve as the Concept Plan.
7. Existing trees greater than 6 inch caliper within the flood plain shall be protected in accordance with City's Tree Preservation Plan.
8. Open space, drainage & floodway easement, and public hike & bike trail shall be dedicated to the City of Wylie in accordance with City's Subdivision Regulations.
9. **Maintenance of the Park Area**

Maintenance of the park area will be the responsibility of the homeowners' association (HOA).

A. HOA maintenance and responsibilities of amenities include:

- a. Clean up and litter removal.
- b. Landscaping installation, care, and maintenance.
- c. Trimming, clearing, and removal of unwanted vegetation as determined by the City Park Division.
- d. Maintain irrigation system, pay for the water used in the system and test all backflow devices annually as per City requirements.
- e. Maintain benches, tables, concrete trail, and any other installed improvements, per Exhibit "P". Coordinate with the City Park Department prior to the replacement or removal of any improvement for consistency with City Park standards.

B. City responsibilities of amenities include:

- a. Perform playground safety inspections by qualified personnel.

10. All Park Amenities as described in **Exhibit "P"** and as approved by the City Parks Department, shall be installed prior to the issuance of a Certificate of Occupancy.

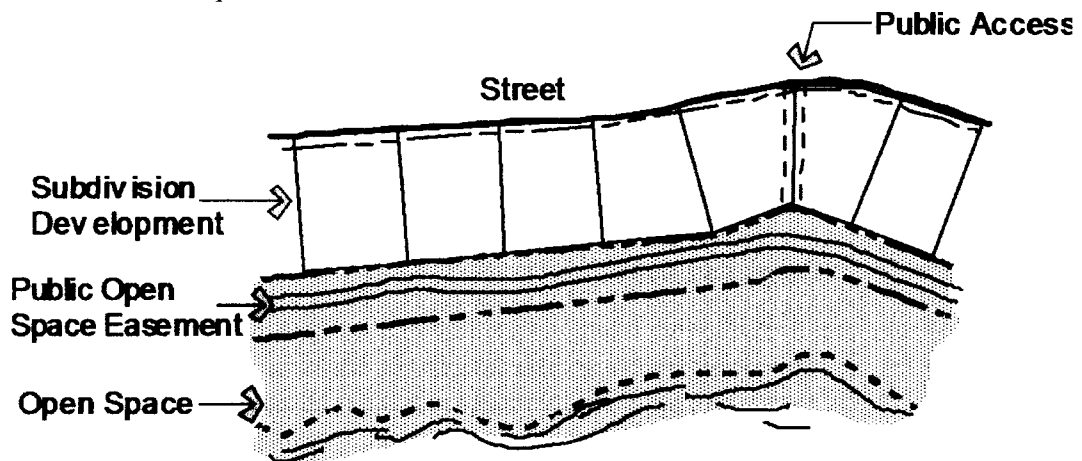
IV. DESIGN CONDITIONS:

A. Land Design Standards – New Residential Requirements

Desired Land Design requirements are achieved by projects in accordance with Exhibit "P" and the following criteria:

1. **Provision of Public Pathways - Public Open Space**
 - a. **Base Standard**

- (1) Trail shall be constructed to the City's standards. Open space parkland shall be in accordance with **Exhibit "P"** as adopted by this ordinance.
- (2) 8' Hike & Bike Trail, achieving link in city trail system.
- (3) Open Space Improvements, including 3 Benches, 1 Playground, 2 Trash Receptacle, 2 Pet Stations, Under Brushing and Cleaning of Avalon Park and a trail connection from Avalon Park through Kreymer East Estates to Kreymer Estates.
- (4) Distinctive striping and buttons or similar approved by city engineer shall be installed at trail crossings.
- (5) The public pathway system easement(s) shall be connected along existing or planned utility rights-of-way and/or public property lines to any existing or planned public trail system on abutting land. Locate the public open space easement to provide for future connections to be made by others across intervening property to any existing or planned public trail system on land that does not abut the development.



b. Desirable Design Attributes

Single-loaded Street along open space and access per **Exhibit "P"**.

2. Provision of Public Pathway – Perimeter Walkways and Landscape

a. Base Standard

- (1) Per **Exhibit "P"** and coordinate improvements with the City of Wylie.
- (2) Landscaping and Tree Preservation shall be in accordance with **Exhibit "C"**.

The following trees and shrubs are recommended for landscaping and screening purposes and shall be of a species common or adaptable to this area of Texas:

1. Large Trees:

- | | |
|----------------------|---------------------|
| Pecan | Red Oak |
| Burr Oak | Water Oak |
| Southern Magnolias | Live Oak |
| Bald Cypress | |
| 2. Small Trees: | |
| Yaupon Hollies | Crape Myrtle |
| Wax Myrtle | Cherry Laurel |
| Red Bud | Japanese Black Pine |
| Cedar Elm | |
| 3. Evergreen Shrubs: | |
| Red Tip Photinia | Burford Holly |
| Nellie R. Stevens | Chinese Holly |
| Yaupon Holly | Clearra |
| Nandinnia | Dwarf Crape Myrtle |
| Japanese Ligustrum | Waxleaf Ligustrum |
| Abelia | Junipers |
| Barberry | Asian Jasmine |
| Honeysuckle | English Ivy |
| Boston Ivy | Liriope |
| Monkey Grass | Virginia Creeper |
| Vinca | Mondon Grass |
| Ophia Pogon | Elaeagnus |
| Purple Sage | Pistachio |

The following trees are discouraged for landscaping and screening purposes:

- | | |
|--------------|---------------|
| Silver Maple | Hackberry |
| Green Ash | Arizona Ash |
| Mulberry | Cottonwood |
| Mimosa | Syberian Elm |
| American Elm | Willow |
| Sycamore | Bradford Pear |

b. Desirable Design Attributes

None

3. Lighting and Furnishings Along Open Space, Easements and Trails

a. Base Standard

- (1) Benches with backs installed per **Exhibit "P"**
- (2) Provide distinctive striping and buttons or similar cross-walks approved by city engineer at street connectors.

- (3) 8' wide distinctive striping and buttons or similar approved by city engineer at main entry; 6 ft wide at interior street connectors per Exhibit "P"

b. Desirable Design Attributes

- (1) 2 Benches, 2 Pet Stations, 2 Trash Can and 1 Playground, per Exhibit "P", to be coordinated with Parks Department.
- (2) 6 ft wide distinctive striping and buttons or similar approved by city engineer crossing at main entry;

B. Street and Sidewalk Standards – New Residential Requirements

Desired street and sidewalk requirements are achieved in accordance with the following criteria:

1. Street Treatments – Entry Features and Signage at Entries

a. Base Standard

Architectural features on stone monument (no brick) with landscaping and incorporated into open space area and illuminated by means other than street lights.

b. Desirable Design Attributes

Decorative iron accent panels or 2 or more different type/color of stone (can be synthetic or cultured).



2. Street Treatments – Street Name Signs

a. Base Standard

Block numbers shall be incorporated with street lighting that is coordinated throughout the subdivision.

b. Desirable Design Attributes:

None

3. Street Treatments – Pedestrian Crosswalks

a. Base Standard

All crosswalks within a Residential development are to be 8 feet wide at trail crossings with distinctive striping and buttons or similar approved by city engineer and must connect to a pedestrian sidewalk system with pedestrian ramps complying with the American with Disabilities Act, to provide a clear, continuous pedestrian and circulation system throughout a subdivision.

b. Desirable Design Attributes:

Provide 8 ft. wide, connected system of distinctive striping and buttons or similar approved by city engineer at Trail Crossing at Main Entry.

4. Pedestrian Sidewalks - Sidewalk Locations

a. Base Standard

4 feet wide concrete pedestrian sidewalks shall be located on both sides of the street, in the right-of-way of every internal street.

b. Desirable Design Attributes:

None

5. Mail Boxes

a. Base Standard

Mail boxes shall provide number plaque and brick to match the resident.

b. Desirable Design Attributes:

Same stone and brick as house exterior trim to mail boxes.

6. Pedestrian Sidewalks - Sidewalk Lighting

a. Base Standard

Decorative street lighting shall be provided along residential streets throughout all Residential Developments, providing low illumination with decorative poles with spacing ranging from 250 feet to 350 feet between lights placed on alternating sides of the street. A Street Lighting Plan must be submitted to the City Engineer for approval. The City Engineer is



authorized to alter the distance requirement if needed in an effort to achieve the best lighting arrangement possible.

b. Desirable Design Attributes:

None

7. Perimeter Alleys

a. Base Standard

No Alleyways are required for the subdivision.

b. Desirable Design Attributes:

None

C. Architectural Standards – New Residential Requirements

1. Building Bulk and Articulation

a. Base Standard

In order to avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions. At least 20 percent of the façade shall be offset a minimum of 1 foot either protruding from or recessed back from the remainder of the façade.

b. Desirable Design Attributes:

None

2. House Numbers

a. Base Standard

All single family residential units shall have lighted front stone wall plaque with resident address beside the main entry of the dwelling unit.

b. Desirable Design Attributes:

None

3. Exterior Façade Material

a. Base Standard

All single family residential units shall have a minimum of eighty (80) percent of the exterior facade composed of kiln-fired clay brick or masonry stucco with the balance being window boxes, gables, architectural shingle and etc., but not 20% siding, excluding windows, doors and other openings. Glazing shall not exceed twenty-five (25) percent of the front elevation of the residence. Dormers, second story walls or other elements supported by the roof structure may be composite masonry materials if approved by the Building Official as having the same

durability as masonry or stone and when offset at least six (6) inches from the first floor exterior wall. Wood, vinyl siding and EIFS materials shall not be used for exterior walls.

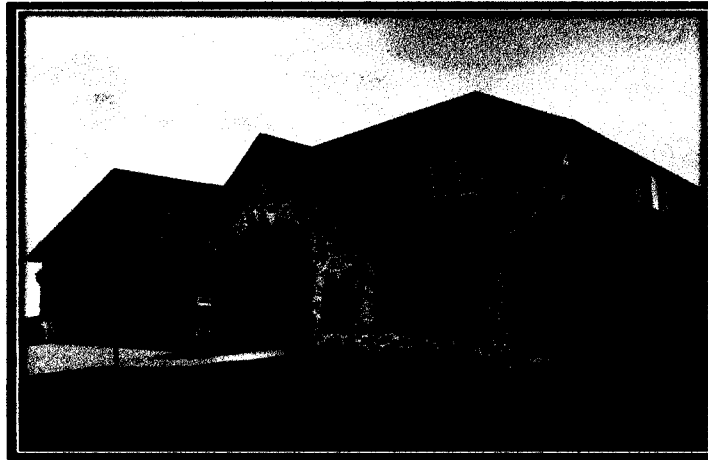
b. Desirable Design Attributes:

None

4. Exterior Facades – Porch

a. Base Standard

Each single family residential unit shall have a combined total covered front, side or rear entry of a minimum of 120 total square feet of floor area.



b. Desirable Design Attributes:

Two or more sides of covered porches, or pitched cover incorporated into roof lines of house

5. Exterior Facades - Chimneys

a. Base Standard

Chimney flues for fireplace chimneys are to be within a chimney enclosed with masonry matching exterior walls of the residential unit and capped.

b. Desirable Design Attributes:

Fireplace chimneys shall incorporate 40 percent stone, matching the accent exterior façade materials of the house for houses with Chimneys.

6. Roofs and Roofing - Roof Pitch

a. Base Standard

All single family residential units shall have a minimum roof pitch of 8:12, with articulation, dormers or a combination of hip and gable roofing.

b. Desirable Design Attributes:

None

7. Roofs and Roofing - Roofing Materials

a. Base Standard

All single family residential units shall have architectural-grade overlap shingles, tile or standing seam metal. Wood shingles are not permitted. Plumbing vents, attic vents, and other rooftop accessories are to be painted to match the roof shingle color.

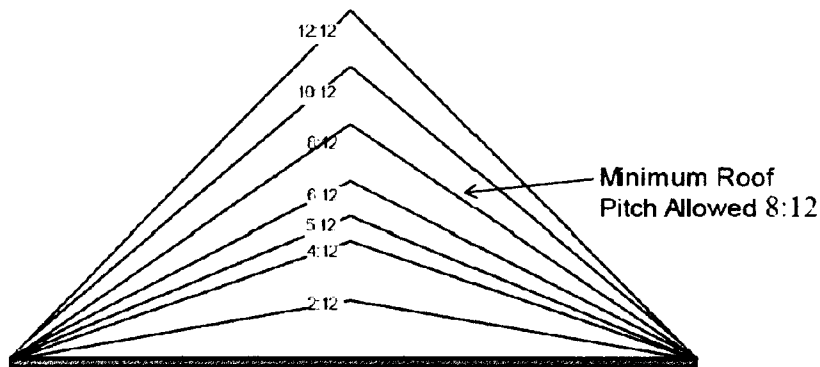
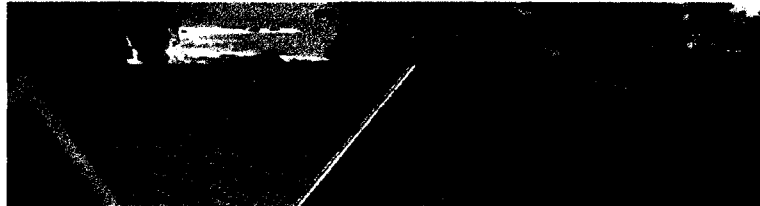
b. Desirable Design Attributes:

None

8. Roofs and Roofing - Roof Eaves

a. Base Standard

No wood fascia or soffits are permitted.



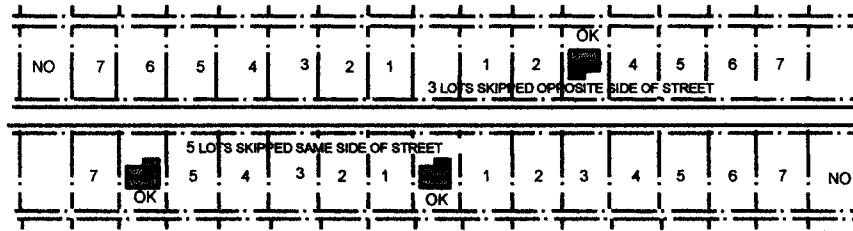
b. Desirable Design Attributes:

None

9. Repetition of Residential Unit Designs – Repetition of Floor Plan and Elevation

a. Base Standard

A minimum of five (5) platted residential lots must be skipped on the same side and three (3) lots must be skipped on the opposite side of a street before rebuilding the same single family residential unit with an identical (or nearly identical) street elevation design. The same floor plan shall not be repeated on neighboring, side by side lots or directly across the street.



Identical or nearly identical floor plan means that the layout, size and function of the rooms are essentially the same. Identical or nearly identical street elevation design means little or no variation in the articulation of the facade, height or width of facade, placement of the primary entrances, porches, number and placement of windows, and other major architectural feature. It does not mean similar colors, materials, or small details.

b. Desirable Design Attributes:

None

10. Garage Entry

a. Base Standard

Garage doors can be located on the primary street elevation of a single family residential unit with an upgraded insulated door with carriage hardware. The primary street would be the addressed street front. Garages may face the street on a corner lot side yard. Each garage shall be a minimum of 2 car garage.



b. Desirable Design Attributes:

None

11. Dwelling Size

a. Base Standard

The minimum square feet of floor space shall be (25%) of the houses 1,800 s.f. , (35%) of the houses 2,000 s.f. , (40%) of the houses 2,200 s.f. , measured within the outside dimensions of a residential dwelling unit including each floor level, but excluding carports, garages, and breezeways.

12. Fencing

a. Base Standard

- (1) Front yard fences (if provided) shall be permitted to a height of 4 feet maximum with minimum 50 percent transparency constructed of wood or wrought iron.
- (2) Side and rear yard fences (if provided) shall be permitted to a height of 8 feet maximum and constructed of wood with metal posts and rails to the inside.
- (3) Pressure treated wood is prohibited.
- (4) Fences shall be constructed of decorative iron next to public open space, and shall be minimum 4 ft in height.

b. Desirable Design Attributes

None

13. Landscaping

a. Base Standard

- (1) Each residential dwelling shall have sodded front, side, and rear yard with a minimum of 2 trees and 5 shrubs in front yard.
- (2) All landscaped areas must be kept in a healthy and growing condition. Any plant materials that die during a time of year where it is not feasible to replant shall be replaced as soon as possible.

b. Desirable Design Attributes

Each residential dwelling unit shall have an automated, subsurface irrigation system.

14. Outdoor Lighting

a. Base Standard

All residential dwelling units shall have an illuminated standard porch light at the front entry and drive/garage.

b. Desirable Design Attributes

Front façade and drive/garage shall be illuminated by coach lights on each side of the garage and front yard activity area illuminated and wired to the interior of the house.

15. Conservation/Sustainability

a. Base Standard

Each residential dwelling unit must comply with the Energy component of the Building Code.

b. Desirable Design Attributes

None



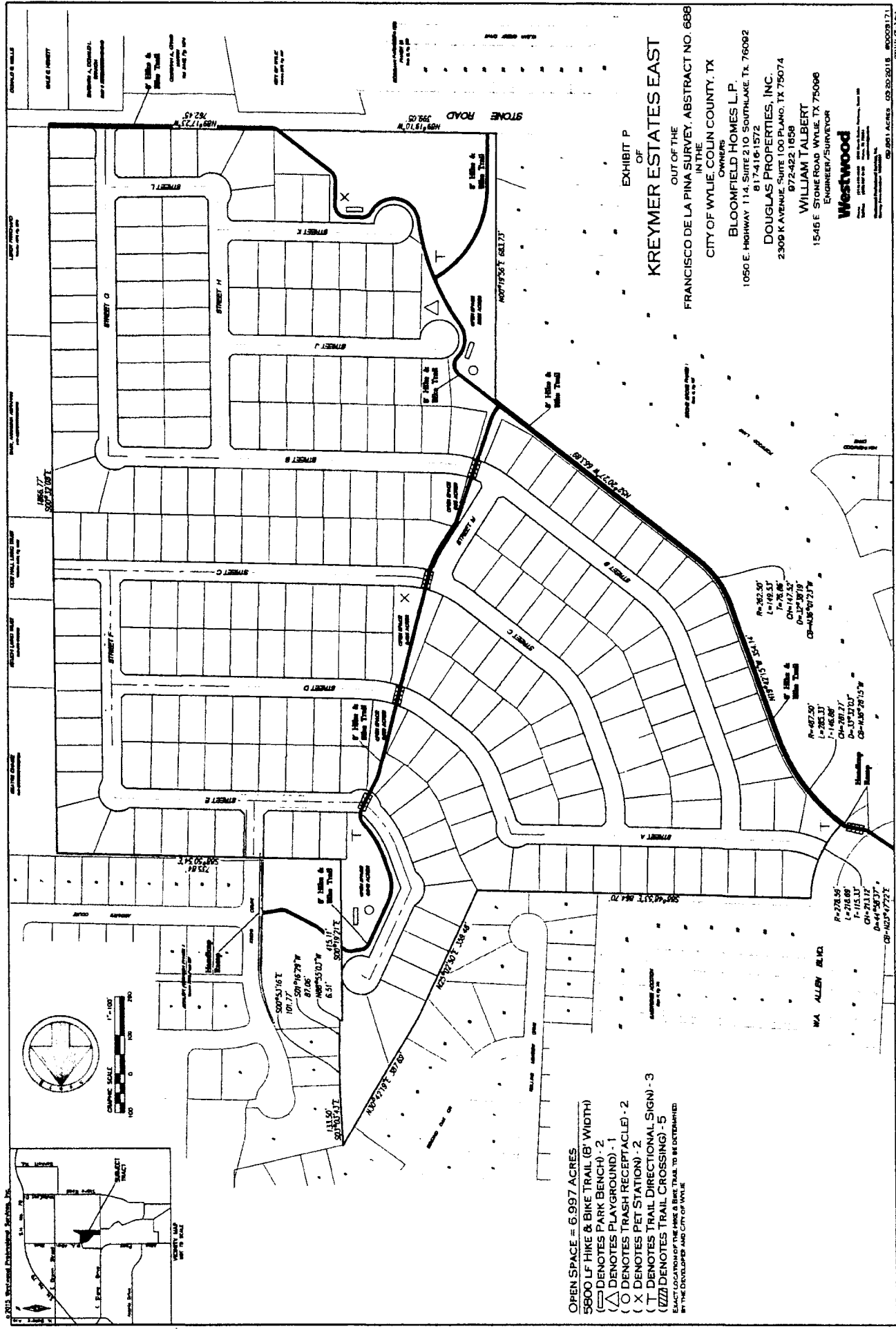


EXHIBIT P
OF
KREYMER ESTATES EAST
OUT OF THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688
IN THE
CITY OF WYLIE, COLIN COUNTY, TX

OWNERS
BLOOMFIELD HOMES L.P.
1056 E. HIGHWAY 114, SUITE 210, SOUTHPLAKE, TX 75092
817-416-1572
DOUGLAS PROPERTIES, INC.
2309 K AVENUE, SUITE 100, PLANO, TX 75074
972-422-1858
WILLIAM TALBERT
1546 E. STONE ROAD, WYLIE, TX 75096
ENGINEER/SURVEYOR

Westwood
1546 E. STONE ROAD, WYLIE, TX 75096
817-416-1572
www.westwoodsurvey.com

OPEN SPACE = 6.997 ACRES
5800 LF HIKE & BIKE TRAIL (8' WIDTH)
(□) DENOTES PARK BENCH - 2
(△) DENOTES PLAYGROUND - 1
(X) DENOTES TRASH RECEPTACLE - 2
(O) DENOTES PET STATION - 2
(T) DENOTES TRAIL DIRECTIONAL SIGN - 3
(X) DENOTES TRAIL CROSSING - 5
EXACT LOCATION OF THE HIKE & BIKE TRAIL TO BE DETERMINED
BY THE DEVELOPER AND CITY OF WYLIE

WA ALLEEN BLVD
R=278.50'
L=278.50'
F=115.13'
CH=273.12'
D=44°59'37"
CB=62°47'22"

STREET A
R=282.50'
L=282.50'
F=75.66'
CH=147.52'
D=12°38'19"
CB=43°07'23"

STREET B
R=487.50'
L=487.50'
F=146.68'
CH=137.070'
D=18°28'15"

STREET C
R=487.50'
L=487.50'
F=146.68'
CH=137.070'
D=18°28'15"

STREET D
R=487.50'
L=487.50'
F=146.68'
CH=137.070'
D=18°28'15"

STREET E
R=487.50'
L=487.50'
F=146.68'
CH=137.070'
D=18°28'15"

STREET F
R=487.50'
L=487.50'
F=146.68'
CH=137.070'
D=18°28'15"

STREET G
R=487.50'
L=487.50'
F=146.68'
CH=137.070'
D=18°28'15"

STREET H
R=487.50'
L=487.50'
F=146.68'
CH=137.070'
D=18°28'15"

STREET I
R=487.50'
L=487.50'
F=146.68'
CH=137.070'
D=18°28'15"

EXHIBIT P-A

KREYMER ESTATES EAST
Wylie, Texas

Westwood Professional Services

04/08/15

Description	Unit	Qty	Price	Amount
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PARK IMPROVEMENTS

8 ' Hike and Bike Trail	LF	5,800	42.00	243,600.00
Trail Directional Signs	EA	3	1,200.00	3,600.00
Trail Crossing in Neighborhood	EA	4	8,000.00	32,000.00
Trail Crossing in W.A. Allen	EA	1	18,750.00	18,750.00
Trash Receptacles	EA	2	900.00	1,800.00
Pet Stations	EA	2	800.00	1,600.00
Park Bench	EA	3	1,875.00	5,625.00
New Fence Around Cemetery	EA	1	12,000.00	12,000.00
Under Brush in Avalon Park	EA	1	18,000.00	18,000.00
Irrigation for Park Area	EA	1	58,950.00	58,950.00
Grass Seeding / Sod of Park Area	EA	1	30,250.00	30,250.00
Playground with Concrete Edge	EA	1	51,250.00	51,250.00

Total Park Improvements

\$477,425.00

4.97 net Acres of Park Land

AC

4.97

40,000.00

\$198,800.00

Total Amount of Park Improvements/Land**\$676,225.00**